076.0	0004	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,600 /	678,600
					USE VALUE:	678,600 /	678,600
					ASSESSED:	678,600 /	678,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORO KENNETH S & CARLA S
Owner 2:	
Owner 3:	
Street 1:	182 WILLIAMS ST
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	ORO LILLIAN/LIFE ESTATE -
Owner 2:	-
Street 1:	74 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

LILLIAN A. ORO EXE

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7082.000	235,900		442,700	678,600
Total Card	0.163	235,900		442,700	678,600
Total Parcel	0.163	235,900		442,700	678,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.81 | /Parcel: 448.81

Legal Description

User Acct 48246

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,900	0	7,082.	442,700	678,600		Year end	12/23/2021
2021	101	FV	227,700	0	7,082.	442,700	670,400		Year End Roll	12/10/2020
2020	101	FV	227,700	0	7,082.	442,700	670,400	670,400	Year End Roll	12/18/2019
2019	101	FV	188,100	0	7,082.	411,100	599,200	599,200	Year End Roll	1/3/2019
2018	101	FV	188,100	0	7,082.	411,100	599,200	599,200	Year End Roll	12/20/2017
2017	101	FV	188,100	0	7,082.	360,500	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	188,100	0	7,082.	328,900	517,000	517,000	Year End	1/4/2016
2015	101	FV	176,300	0	7,082.	290,900	467,200	467,200	Year End Roll	12/11/2014

!6348!

PRINT

Date	Time
12/30/21	03:45:29

LAST REV

Date	Time
02/12/19	12:53:00
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORO LILLIAN/LIF	62041-240		6/18/2013	Convenience	99	No	No		
ORO ROY W & LIL	31088-199		1/21/2000	Family	99	No	No	4	ROY ORO D.O.D. 2/10/2006.
ORO ROY/LILLIAN	28435-526		4/13/1998	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
1/12/2008	Meas/Inspect	345	PATRIOT
10/14/1999	Meas/Inspect	266	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7082		Sq. Ft.	Site		0	70.	0.89	12									442,721						442,700	

Total AC/HA:	0.16258	Total SF/SM:	7082	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,721	Spl Credit		Total:	442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99000001
Adj $ / SQ:	146.410
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341821
Depreciation:	105965
Depreciated Total:	235857

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

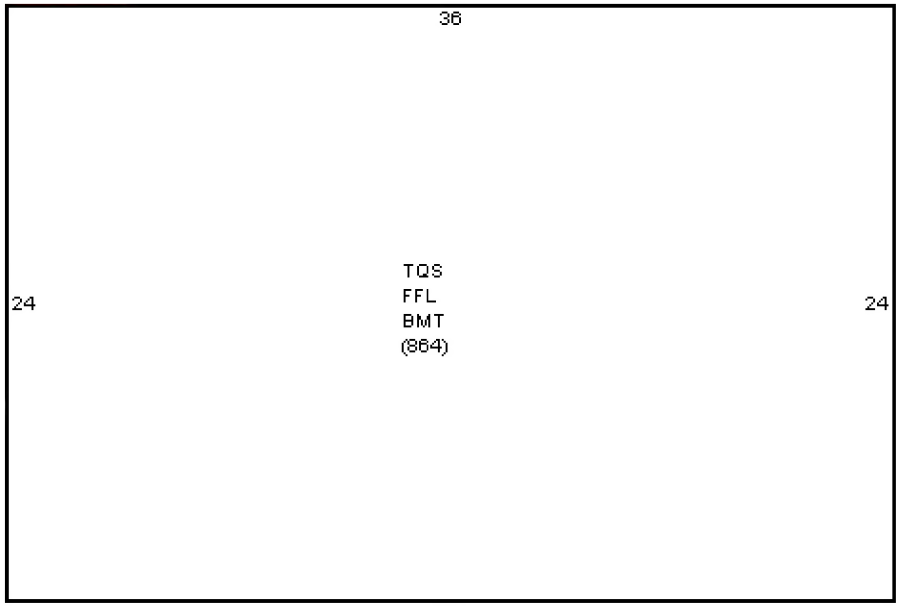
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.41
Special Features:	0	Val/Su Net:	99.28
Final Total:	235900	Val/Su SzAd	156.02

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	43.920	37,949
FFL	First Floor	864	146.410	126,498
TQS	3/4 Story	648	146.410	94,874
	Net Sketched Area:	2,376	Total:	259,321
Size Ad	1512	Gross Area	2592	FinArea 1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc